

**KLEHR, HARRISON, HARVEY, BRANZBURG & ELLERS LLP**  
ATTORNEYS AT LAW

**PATRICK A. COSTELLO**

Direct Dial: (302) 552-5504  
PCostell@klehr.com

Admitted in Pennsylvania,  
New Jersey & Delaware

919 MARKET STREET  
SUITE 1000  
WILMINGTON, DELAWARE 19801-3062

(302) 426-1189  
FAX (302) 426-9193

www.klehr.com

**New Jersey Office**  
457 Haddonfield Road  
Suite 510

Cherry Hill, New Jersey 08002-2220  
(856) 486-7900

**Philadelphia Office**  
260 South Broad Street  
Philadelphia, Pennsylvania 19102-5003  
(215) 568-6060

**October 6, 2005**

**VIA EMAIL & HAND DELIVERY**

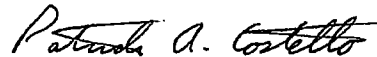
Edward M. McNally, Esquire  
Liza H. Sherman, Esquire  
Morris, James, Hitchens & Williams LLP  
222 Delaware Avenue, 10th Floor  
Wilmington, DE 19801

**RE: Elsmere Park Club, L.P. v. Town of Elsmere, et al.**  
**C. A. No. 04-cv-01321-SLR (District Court Case)**

Dear Counsel:

Enclosed please find a supplemental report from Larry Johnson at Sovereign Environmental Group concerning remediation work to address the conditions at the Elsmere Park Apartments in October 2002. Together with David Wilk's report, this supplemental report establishes the fair market value of the property at the beginning of October 2002.

Truly yours,



Patrick A. Costello

PAC:sma  
Enclosure

cc: Doug F. Schleicher, Esq.